

**CITY COUNCIL/AUSD SCHOOL BOARD SUBCOMMITTEE
SPECIAL MEETING**

March 15, 2017

**2263 Santa Clara Avenue, Room 360
Alameda, CA 94501**

UNADOPTED MINUTES

SPECIAL SUB-COMMITTEE MEETING: The special meeting of the Alameda City/School joint sub-committee was held on the date and place mentioned above.

1. **CALL TO ORDER / GENERAL INTRODUCTION:** The meeting was called to order by Mayor Trish Spencer at 4:00 p.m. City Council Members, Board Members and their respective staff introduced themselves. The Following people were in attendance:

City of Alameda:

Trish Spencer – Mayor
Marilyn Ezzy Ashcraft – Councilmember
Jill Keimach – City Manager
Liz Warmerdam – Assistant City Manager
Janet Kern – City Attorney
Jennifer Ott – Base Reuse Director
Andrew Thomas – City Planner
Carolyn Hogg – Information Technology T Director
Elena Adair – Finance Director
Nanette Mocanu – Assistant Community Development Director
Dennis McDaniels – Recreation Services Specialist
Irma Glidden – Assistant City Clerk
Sarah Henry – Public Information Officer

AUSD:

Sean McPhetridge – Superintendent
Shariq Khan – Chief Business Officer
Gray Harris – Board Member, AUSD Board of Education
Jennifer Williams - Board Member, AUSD Board of Education

2. **APPROVAL OF MINUTES:** minutes from the December 8, 2016 City/School Subcommittee Meeting:

- A. The City Council and Board members approved the minutes from the December 8, 2016 City/School Subcommittee Meeting.

3. **ORAL COMMUNICATION NON-AGENDA (PUBLIC COMMENT)**

None.

4. **CITY/SCHOOL DISTRICT ISSUES:**

4-A. Use of City Properties for School District Offices and Programs

The Chief Business Officer stated he has been working with Economic & Planning Systems, Inc. (EPS) on the matter; stated the district office lease expires in January 2019.

Jim Musbach, EPS, provided an “Assessment of City-Owned Buildings” hand-out and discussed the feasibility of each building’s use as a School District (District) office; stated the current District offices are in 22,000 square feet of central space; the District considerations include costs, whether to lease or purchase a new space, whether to purchase the existing space, new construction, and the logistics of moving to a new space before the lease expires.

The Chief Business Officer stated the two City-owned buildings that the District is considering are the Carnegie Library building and the Veteran’s Building; the District is conducting a study on what it would cost to fix the two buildings.

Gray Harris, AUSD Board of Education, stated if the District decides to purchase a building, she would rather purchase a City building so the money would go back to the City.

The Assistant Community Development Director stated she compiled the building assessment; another option would be to consider the buildings at Alameda Point already owned by the District; the Bachelor Officers Quarters (BOQ) is in much better condition than the Bachelor Enlisted Quarters (BEQ); the Carnegie and Veteran’s Buildings need extensive studies to assess repair.

Mr. Musbach stated the BEQ and BOQ are unlikely candidates for the District offices because the configuration is awkward and the costs to repair the infrastructure is very high at \$1 million per acre infrastructure fee.

The Base Reuse Director stated the BEQ and BOQ were former residential space and not intended for office use; the City’s development impact fee is \$1 million per acre for every piece of land to pay its fair share of the overall Master Infrastructure Plan, essentially back-bone infrastructure, including sewer, water, electrical and gas.

In response to Ms. Harris inquiry, the Assistant Community Development Director stated the BEQ is 66,000 square feet.

In response to Councilmember Ezzy Ashcraft’s inquiry, the Chief Business Officer stated the City Hall West building is not being considered since the District cannot purchase the building because of Tidelands Trust.

The City and District reviewed and discussed the building assessment document.

Mayor Spencer inquired whether or not the City could give a gift of public funds to the District, to which the City Manager responded the City could look into a partnership with the District.

The Finance Director inquired what the District's price range is, to which the Superintendent responded the District could purchase the current building for \$5 million.

In response to Mayor Spencer's inquiry, the Base Reuse Director stated staff would be able to provide information to the District on renovation cost estimates for the BOQ.

The Superintendent stated the District will circle back to the Veteran's Building and the BOQ and keep the two buildings in consideration until ruled out.

4-B. Swim Center Access for Public Programs

Mayor Spencer stated there are no City pools and the question asked by the public is whether or not the District would be interested in making the swim center open to the public.

The Superintendent stated there are liability issues if the District swim center is open to the public during the school day; District staff is not interested in the venture.

The Recreation Services Specialist proposed uses from a programming standpoint to include program lessons for pre-K, youth, and senior access for aquatic exercise and rehabilitation; stated the programs would be supervised by City staff; there are ways to address the District's concerns about safety and liability.

The Superintendent stated it is important for City staff to approach District staff in the future regarding the matter before spending any time on the issue without having explored the options.

The Chief Business Officer stated he reached out to the two high school Principals and Athletic Directors who agreed the proposed public use is a non-starter and could not happen.

The Superintendent stated the option for students to use the pools during the day is foreclosed if the swim center is made available to the public; it is important for the Principals and Athletic Directors to attend meetings regarding the issue.

Mayor Spencer inquired whether having a meeting with the Principals and Athletic Directors could be a next step, to which the Superintendent responded in the affirmative; stated he would like Councilmembers or City staff to approach District staff before placing the item on the agenda.

Councilmember Ezzy Ashcraft stated the Superintendent's concerns about the pools being available for students could be respected by the programs proposed by the Recreation and Parks Department; she hopes the District and the City can work together to find the happy ground.

4-C. Obstacles/Process for a Joint Revenue Measure (JRM) to Fund Collaborative Projects including a Youth Sports Facility and Corporation Yard

The City Manager stated the City has had conversations with the District for a JRM; other cities have JRMs; a special soda tax requiring two-thirds vote is a possibility; Alameda has Public Education and Government (PEG) funds set aside for capital improvements which the City would consider using in partnership with the District; a compelling project is needed going forward; the City Council is looking at revenue measures for 2018.

Mayor Spencer inquired whether there was any possibility of adding a regulation track at Estuary Park, to which the Recreation Services Specialist responded in the negative; stated the lot size is long but not wide enough for a track.

In response to Mayor Spencer's inquiry, the Assistant City Manager stated other options for sports related projects were at Alameda Point; there is no current proposal for a track.

The Superintendent stated placing a track on Alameda High School campus and replacing the pool and tennis courts elsewhere was discussed at the last subcommittee meeting; Thompson Field would be the swim and tennis center, and Alameda High School would have the regulation track and football field.

In response to Councilmember Ezzy Ashcraft's inquiry regarding using the College of Alameda track, the Superintendent stated Peralta College is a good partner but it is expensive.

Councilmember Ezzy Ashcraft stated a compelling reason is important and she likes the idea of a soda tax for a joint measure.

The City Manager stated the estimated soda tax is \$2.2 million annually; the revenue stream is bondable if it is constant.

In response to Mayor Spencer's inquiry regarding next steps, the City Manager stated staff could discuss ideas.

4-D Special Education Services Update

The Superintendent stated the District is beginning a comprehensive process to look at best practices; 12 to 13% of students have been identified as needing special education services, which is higher than the State average; special education services account for

about 25% of the District's General Fund budget; the goal is to contain costs and improve services.

Jennifer Williams, AUSD Board of Education, stated it is important to recognize Kirsten Zazo, Chief Student Support Officer, and her efforts to revamp the Special Education Department; she is excited to get the Special Education Department back on track.

5. NEW BUSINESS

None.

6. ADJOURNEMENT

Mayor Spencer adjourned the meeting at 5:00 p.m.

Minutes submitted by Irma Glidden, Assistant City Clerk, City of Alameda

THIS MEETING WAS NOT VIDEO RECORDED. AUDIO IS AVAILABLE.